

MEMORANDUM

JUNE 23, 1994

TO: BOSTON REDEVELOPMENT AUTHORITY and
MARISA LAGO, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR
MARIA FARIA, DEPUTY DIRECTOR
NEIGHBORHOOD HOUSING & DEVELOPMENT

SUBJECT: REQUEST ADOPTION OF AN ORDER OF TAKING FOR PARCEL RR-32
SOUTH END URBAN RENEWAL AREA TO BE CONVEYED TO
YOUTHBUILD BOSTON, INC. A PORTION OF THE SITE IS
CURRENTLY OWNED BY THE CITY OF BOSTON.

On March 10, 1994, the Boston Redevelopment Authority (the "BRA") granted final designation to Youthbuild Boston, Inc. as redeveloper of Parcels RR-32 and SE-13, both in the South End Urban Renewal Area, for use as a landscaped parking facility for Youthbuild on Parcel RR-32 and renovation of a five-story building into ten (10) units for fourteen (14) low to moderate income trainees on Parcel SE-13 (1900 Washington St.).

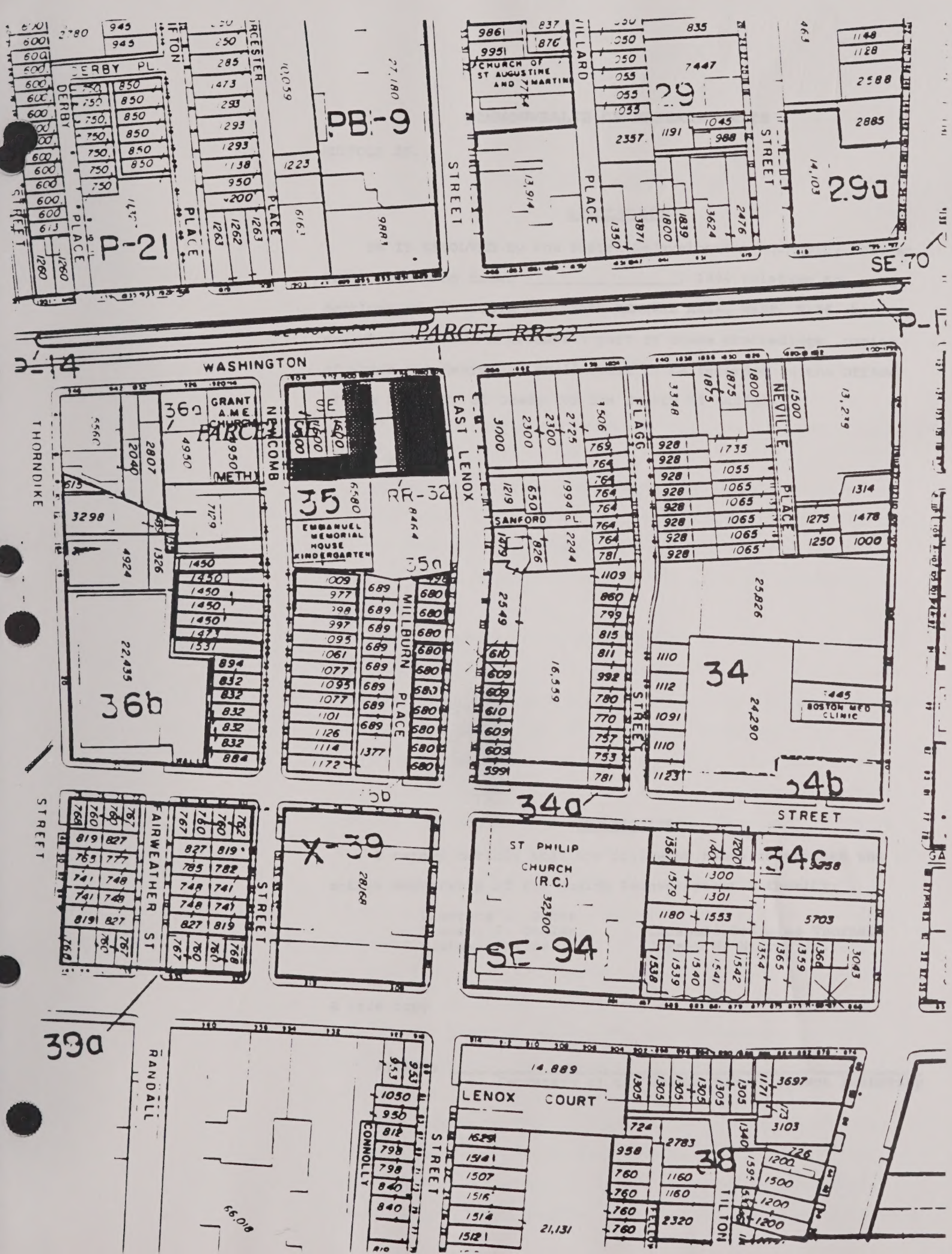
Parcel RR-32, containing 5,070 square feet and located at 1876-1886 Washington Street and One through Five East Lenox Street, is owned in part by the BRA (2,001 square feet) and in part by the City of Boston (3,069 square feet).

The Real Property Department of the City voted to convey this City-owned land to the BRA for no consideration and for expediency has requested that the BRA initiate a Taking, since a closing with Youthbuild is expected shortly.

It is therefore requested that an Order of Taking be adopted for Parcel RR-32 which includes the City-owned parcels (1876-1884 Washington St.) and Three to Five East Lenox Street. A proposed form of said Taking is attached.

An appropriate vote follows:

VOTED: That the Boston Redevelopment Authority hereby adopts an Order of Taking for Parcel RR-32 in the South End Urban Renewal Area.



COMMONWEALTH OF MASSACHUSETTS

SUFFOLK SS.

RESOLUTION

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated _____, 1994 relating to portions of the SOUTH END URBAN RENEWAL AREA, MASS. R-56, be executed and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk.

A true copy

CERTIFICATE

I hereby certify that the following names constitute the entire membership of the Boston Redevelopment Authority:

Clarence J. Jones	
Michael F. Donlan	Consuelo Gonzales Thornell
Michael Taylor	Joseph W. Nigro, Jr.

A true copy

ATTEST:

Secretary of the Boston Redevelopment Authority

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, in accordance with G.L. c. 121B and its predecessor Statute G.L. c. 121, adopted and filed in the Suffolk County Registry of Deeds, Book 8056, Page 295, an Order of Taking dated June 10, 1966, concerning and describing the **SOUTH END URBAN RENEWAL AREA**, all of the findings, determinations and descriptions set forth therein being incorporated herein by reference and made a part hereof;

WHEREAS, the Boston Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by G.L. c. 79, §40; and

NOW, THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c. 121B, and all other authority thereunto enabling and pursuant to the applicable provisions of said c. 79, and of any and every power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in ANNEX A, together with any and all easements and rights appurtenant thereto, including any trees, buildings and other structures standing upon or affixed thereto and including the fee, if any, in all public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby, provided such fee is a part of said property, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto.

AND FURTHER ORDERED that in accordance with the provision of the said Chapter 79, as amended, awards are made by the Boston Redevelopment Authority for damages sustained by the owner or owners and all other persons, including all mortgagees of record,

having any and all interest in the parcel described in ANNEX A and entitled to any damages by reason of the taking hereby made. The Boston Redevelopment Authority reserves the right to amend the award (awarded in ANNEX B) at all times prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX B, which ANNEX B is not to be recorded in the Registry of Deeds with the Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

DATED:

BOSTON REDEVELOPMENT AUTHORITY

By: _____

ATTEST:

Secretary of the Boston
Redevelopment Authority

APPROVED AS TO FORM:

Ralph F. Cahill
Assistant General Counsel

ANNEX A
BOSTON REDEVELOPMENT AUTHORITY
SOUTH END URBAN RENEWAL AREA
TAKING AREA DESCRIPTION

The following parcel of land is taken by this Order of Taking:

Parcel RR-32

Beginning at a point at the intersection of the southwesterly corner of East Lenox Street and the Southeasterly corner of Washington Street, thence running:

SOUTHEASTERLY on a southerly sideline of East Lenox Street one hundred and six hundredths (100.06) feet;

SOUTHWESTERLY by land now or formerly of the City of Boston, fifty and fifty-seven hundredths (50.57) feet;

NORTHWESTERLY by land now or formerly of Connor, one hundred and eleven hundredths (100.11) feet;

NORTHEASTERLY on the easterly sideline of said Washington Street fifty and thirty-three hundredths (50.33) feet.

Containing approximately 5,070 square feet of vacant land and numbered 1876-1886 Washington Street and 1, 1A and 3 and 5 East Lenox Street as shown on a plan of J.S. Grossman dated May, 1919, recorded with the Suffolk Registry of Deeds in Book 4408, Page 421 and a plan by Walter Luby, dated November 17, 1951, recorded with the Suffolk Registry of Deeds in Book 6742, Page 89.

The supposed owner of the parcel hereby taken is the City of Boston and the owner or owners unknown.

The name of the owner herein listed as Supposed Owner, although supposed to be correct, is such only as a matter of information, opinion and belief and is listed for informational purposes.

ANNEX B
BOSTON REDEVELOPMENT AUTHORITY
SOUTH END URBAN RENEWAL AREA
AWARD OF DAMAGES

An award of One Dollar (\$1.00) and other valuable consideration
As made with this Order of Taking.

Recorded July 1, 1994

DOC. NO. 5642

ADOPTED: 6/23/94

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK SS.

RESOLUTION

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated JUNE 23rd, 1994 relating to portions of the **SOUTH END URBAN RENEWAL AREA, MASS. R-56**, be executed and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk.

A true copy

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I hereby certify that the following names constitute the entire membership of the Boston Redevelopment Authority:

Clarence J. Jones
Michael F. Donlan
Michael Taylor

Consuelo Gonzales Thornell
Joseph W. Nigro, Jr.

A true copy

ATTEST:

Joseph J. Zishe

Secretary of the Boston Redevelopment Authority

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

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NOW, THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c. 121B, and all other authority thereunto enabling and pursuant to the applicable provisions of said c. 79, and of any and every power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in ANNEX A, together with any and all easements and rights appurtenant thereto, including any trees, buildings and other structures standing upon or affixed thereto and including the fee, if any, in all public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby, provided such fee is a part of said property, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto.

AND FURTHER ORDERED that in accordance with the provision of the said Chapter 79, as amended, awards are made by the Boston Redevelopment Authority for damages sustained by the owner or owners and all other persons, including all mortgagees of record,

having any and all interest in the parcel described in ANNEX A and entitled to any damages by reason of the taking hereby made. The Boston Redevelopment Authority reserves the right to amend the award (awarded in ANNEX B) at all times prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX B, which ANNEX B is not to be recorded in the Registry of Deeds with the Order of Taking.

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IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

DATED:

BOSTON REDEVELOPMENT AUTHORITY

By:

Clarence J. Jones
Michael Houlton
Conrad Powell
Joseph W. Myers
Michael Taylor

ATTEST:

Joseph J. Ashe
Secretary of the Boston
Redevelopment Authority

APPROVED AS TO FORM:

Ralph F. Cahill
Ralph F. Cahill
Assistant General Counsel

ANNEX A

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